

69-1-33B ✓

62-38

003168

WARRANTY DEED
Corporation

KNOW ALL MEN BY THESE PRESENTS,

That **FORESITE, INC.**, a corporation duly established by law and having a place of business in Waterville, in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **BRUCE A. WILLETT** and **DORETTE L. WILLETT**, husband and wife, both of Waterville, in the County of Kennebec and State of Maine, and whose mailing address is 28 Hazelwood Avenue, Waterville, Maine 04901, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said **BRUCE A. WILLETT** and **DORETTE L. WILLETT**, as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN lot or parcel of land with buildings situated thereon located in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

COMMENCING at an iron pin situated in the westerly corner of Lot #4 as conveyed by the within Grantor to the City of Waterville for purposes of public passage, as delineated on a Plan of Lots entitled "Hazelwood Avenue, Waterville, Maine" dated July 14, 1973, and filed in the Kennebec County Registry of Deeds, which iron pin is situated approximately ten (10) feet southerly of another iron pin situated in the northerly corner of a ten (10) foot strip of land conveyed by the within Grantor to the City of Waterville for public passage, which iron pin is in turn situated one hundred sixty-five (165) feet, more or less, easterly of a spike in the pavement at the intersection of the southwesterly right-of-way line of Hazelwood Avenue and the southeasterly right-of-way line of Drummond Avenue; thence in a general southeasterly direction along the southwesterly right-of-way line of Hazelwood Avenue (the aforesaid southerly right-of-way line being identical with the southerly line of a ten foot strip of land previously conveyed by the within Grantor to the City of Waterville for purposes of public passage) a distance of ninety-nine and four tenths (99.4) feet to a point; thence at a right angle and in a general southwesterly direction a distance of one hundred eighty-one and eight tenths (181.8) feet, more or less, to an iron pin; thence in a general northwesterly direction along the northeasterly boundary line of property now or formerly of one Vigue and others, a distance of one hundred one and three tenths (101.3) feet to an iron pin; thence in a general northeasterly direction a distance of two hundred four and fifteen hundredths (204.15) feet to the point of beginning as delineated on the aforesaid plan.

TRANSFER
TAX
PAID

Meaning and intending hereby to convey Lot #1 as delineated on a Plan of Lots entitled "Hazelwood Avenue, Waterville, Maine" dated July 14, 1973, and filed in the Kennebec County Registry of Deeds and more particularly meaning and intending hereby to convey a portion of the premises acquired by Home Development Company by Trustee's Deed of Arthur J. Alden dated August 17, 1945, and recorded in the Kennebec County Registry of Deeds in Book 823, Page 108, and by deed of Vest J. Putnam recorded in the Kennebec County Registry of Deeds in Book 823, Page 105. Home Development Company has been merged into Foresite, Inc.

To have and to hold, the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **DANA A. BOLDUC** and **MONIQUE A. BOLDUC**, as joint tenants and not as tenants in common, to them and their use and behoof forever.

And the said Grantor Corporation does hereby **COVENANT** with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors, shall and will **Warrant and Defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **FORESITE, INC.** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by **ROBERT A. ROSENTHAL**, its President, thereunto duly authorized, this *25th* day of *January*, in the year of our Lord, one thousand nine hundred and eighty-eight.

Signed, Sealed and Delivered
in the presence of:

FORESITE, INC.

Michael P. Bragg

By:

Robert A. Rosenthal
Robert A. Rosenthal, President

STATE OF MAINE
KENNEBEC, SS.

January 25
January, 1988

Then personally appeared the above named **ROBERT A. ROSENTHAL**, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing

instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

[Signature]
Notary Public
Print Name [Name]



RECEIVED KENNEBEC SS.
1988 FEB 25 AM 11:09
RECORDED FROM ORIGINAL